

18 December 2017

WvH Planning Ltd on behalf of
Robert Isaacs
91 Hillway, London N6 6AB

Site address: 89 Hillway LONDON N6 6AB

Proposal: Erection of a full width rear extension at ground floor with rooflights and privacy screen to the flank elevation at first floor level, erection of a rear and side dormer roof extension with rooflights to the side and rear elevation, erection of a recessed first-floor extension to the side of the property with a small rear balcony, increase the size of the ground floor side extension towards the front of the house, infill of existing porch, installation of chimney stack serving front lounge and new velux conservation rooflight on the roof all associated with the use as a dwellinghouse (Class C3).

Council Ref: 2017/6650/P

Case officer: Obote Hope

Dear Mr Hope

As owner of the property immediately adjacent to the application site, Mr Isaacs wishes to **object** to the proposed planning application that reflects the unacceptable impact that would derive from the further additions and enlargements to this property and the impact on the character and appearance of the conservation area.

Overview

As described in the Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2012), Hillway itself is an important character area within the Holly Lodge Estate conservation area. The description indicates:

It provides a wide avenue and has a continuous rhythm, with the houses linked originally by single-storey garages set back from the frontage. The views across these single-storey structures give a connection to the gardens at the rear; there is a significantly detrimental effect when this view is reduced.

Large gardens areas are typical of properties within the Holly Lodge Estate, particularly with these houses on Hillway. The front gardens help to separate individual properties from the road; they are

often screened with mature shrubs or planted formally. These characteristics help to underscore the garden suburb character and contributes to individual privacy.

Extensions have included building over garages and incrementally these result in the detached and semi-detached houses losing their distinctness and amalgamating into a terrace form which is particularly harmful to the historic character of the estate.

The associated management strategy for the wider Estate also clearly identifies the key issues and pressures put on the wider estate and also on sub-areas such as Hillway where the Council has resolved to halt the erosion of the special character of areas and to promote policies and working practices that work to maintain and enhance that character. The single relevant issue as identified includes:

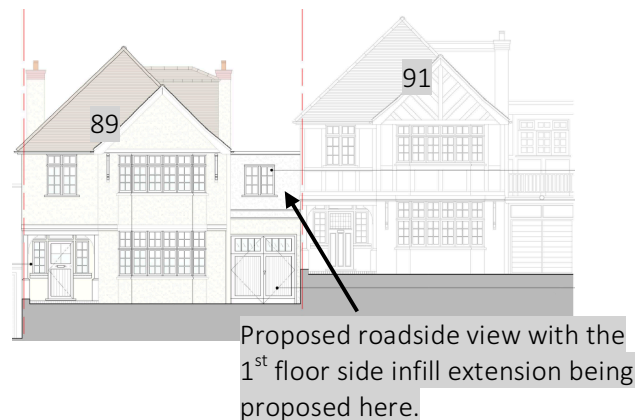
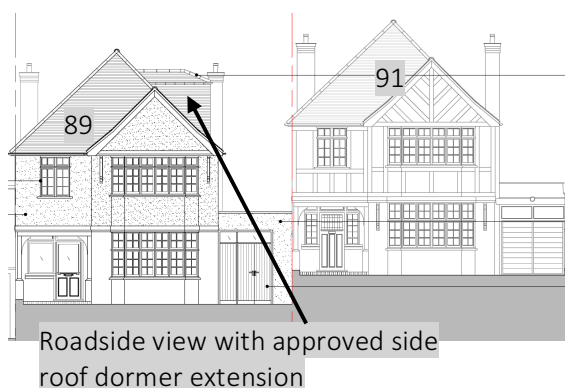
- Side extensions that fill the gap between separate houses

While then the preamble above, in terms of the context of the Holly Lodge Estate Conservation Area and the Hillway sub-area in particular, is lengthy it should be appropriate then that, along with the specific and newly adopted Local Plan policies, it would be appropriate that a more critical view can be taken of the proposals.

Camden Adopted Local Plan (July 2017)

The Local Plan was adopted by Council on 03/07/2017 and replaced the Core Strategy and Camden's previous Development Policies documents as the basis for planning decisions and future development in the Borough. Relevant guidance for an application such as this is contained within Policy D1 Design and Policy D2 Heritage. Read in conjunction with Holly Lodge Estate Conservation Area Appraisal 2012 policy guidance, and in particular Policy D2, seeks to ensure that the special characters of Camden's various conservation areas are maintained.

As such, appropriate account of conservation area statements, appraisals and management strategies is taken when assessing applications within conservation areas whereby in order to preserve or enhance important elements of local character, the council will need to be satisfied that the applicant recognises and understands the factors that create that character. While the nature of Hillway has been eroded over the years with many examples of properties that have been extended with 1st floor links to adjacent houses the properties that are not already linked should not further intensify this situation where the policy test will be whether such applications preserve and enhance the special character and appearance of the conservation area. Taken from the architect's submitted drawings the current, the approved and the proposed front roadside elevations are highlighted below.



It is requested then that the details of the proposal as submitted fail to acknowledge the special character of the area and development of houses along Hillway itself. Specifically, the proposed first floor side extension will further erode the character of the Holly Lodge Conservation Area in providing an extension that will fill the gap between the two houses at first floor level thereby diminishing their distinctness and amalgamating it into a terrace form which is particularly harmful to the historic character of the estate. As such and that it is reasonable that the current application should be refused.

Kind regards

A handwritten signature in black ink, appearing to read "Philip Andrews".

Philip Andrews